

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode G04/74 Darebin Street, Heidelberg Vic 3084

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$635,000

Median sale price

Median price \$617,500

Property Type Unit

Suburb Heidelberg

Period - From 29/11/2023

to 28/11/2024

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	16/74 Darebin St HEIDELBERG 3084	\$635,000	19/11/2024
2	4/55 Yarra St HEIDELBERG 3084	\$630,000	14/09/2024
3	6/55 Yarra St HEIDELBERG 3084	\$630,000	17/08/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

29/11/2024 11:16



Property Type: Apartment

Agent Comments

Comparable Properties



16/74 Darebin St HEIDELBERG 3084 (REI)

Agent Comments



Price: \$635,000

Method: Private Sale

Date: 19/11/2024

Property Type: Apartment

4/55 Yarra St HEIDELBERG 3084 (VG)

Agent Comments



Price: \$630,000

Method: Sale

Date: 14/09/2024

Property Type: Subdivided Flat - Single OYO Flat



6/55 Yarra St HEIDELBERG 3084 (REI/VG)

Agent Comments



Price: \$630,000

Method: Private Sale

Date: 17/08/2024

Property Type: Apartment

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996